

**EXHIBIT A – FINDINGS**  
**Marquez Minor Use Permit DRC 2013-00064**

*CEQA Exemption*

- A. The project qualifies for a Categorical Exemption (Class Three) pursuant to CEQA Guidelines Section 15303 because the project consists of construction and location of two single family residences within the residential multi-family land use category within the urbanized area of the community of Oceano. The project had an archaeological surface survey prepared that had no findings. The project is located within an urbanized area which is not in close proximity to significant fish or wildlife habitats.

*Minor Use Permit*

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the two single family residences on a single parcel in the Residential Multi-Family land use category will not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the two single family residences are similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Beach and 22<sup>nd</sup> Streets, both local roads constructed to a level able to handle any additional traffic associated with the project.

*Adjustments*

- G. Modification of parking standards required by Land Use Ordinance Section 22.18.050 is justified because the characteristics of the use or its immediate vicinity do not necessitate the one guest parking space, because there is adequate on-street parking to provide parking for guests along both Beach and 22<sup>nd</sup> Street; and no traffic problems will result from the proposed modification of parking standards.